



Roxann Wedegartner
Mayor

City of **GREENFIELD, MASSACHUSETTS**

PLANNING BOARD

City Hall • 14 Court Square • Greenfield, MA 01301
Phone 413-772-1549 • Fax 413-772-1309
eric.twarog@greenfield-ma.gov • www.greenfield-ma.gov

Members:

Twarog, Eric
Director, Planning & Dev.

Eash, Emily (2023)
Maloni, Mark (2022)
McMahan, Amy (2021)
Roberts, Charles (2023)
Touloumtzis, George (2021)

GREENFIELD PLANNING BOARD **Minutes of March 18, 2021** **6:00 p.m.**

Webex Meeting

Chairperson Charles Roberts called the Planning Board meeting open at 6:00 p.m.

CHAIRS STATEMENT: This meeting is being recorded. If any other persons present are doing the same you must notify the chairperson at this time. No one responded.

PB MEMBERS PRESENT: Charles Roberts, Chairperson; George Touloumtzis, Vice-chair; Emily Eash, Clerk; and Alternates Mark Maloni and Amy McMahan

ALSO PRESENT: Margo Jones, Glen Ayers, Mary Chicoine, and John Bottomley

Approval of Minutes:

Last paragraph on page two, last sentence during public hearing session – re George's response, George now wants to add his reasoning: "in conjunction with the proposed amendment to the RC zone balancing protection of farmland with the encouragement of economic development."

MOTION: Moved by Touloumtzis, seconded by Eash, and voted 3:0:0 to approve the meeting minutes of March 11, 2021 as amended.

Presentations:

- a. Presentation by the Greenfield Tree Committee on the results of the updated tree inventory that the Tree Committee conducted in the spring/summer of 2020.

Mary shares screen. Power Point presentation. Opening remarks, thanks for our time.

Starting tree nursery at Just Roots thanks to grants and trees grown will be planted in Greenfield.

Didn't document PPT presentation as nothing deviated from slides.

George Question 6:18 – discrepancy b/t Norway maple % in 2014 vs. in 2020. Answer: dying off, fast growing, nonnative tree. Cut down and removed due to deterioration, and high % of them removed.

PPT tree size resume presentation re tree removals.



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6:33 end of presentation.

Charles: Q. re show on road. A: maybe not sure. Q. Street map – called High Street Federal Street? Point out. A yes wrong thanks for pointing out. Q. would be interesting on canopy map, what is strategy for planting trees, come up w/ vision for planting trees/where they go – unique opp to define streets and schools, conceptual tree planting plan envision plan re this is what it is vs. what it could be.

Q. Margo: require shading for parking A: Charles – there is a requirement for shade vs. parking not sure of #. Margo: only saw screening required. Charles: something I can look re requiring trees. George: yes rings a bell. G. doesn't have details off top of head. Mary: can follow up on this later. Margo: planting required in site plan review – sometimes doesn't get done. Who's responsibility is it to ensure planting is done. Charles: is the Inspector of Buildings.

Margo: concern site plan doesn't actually get planted. John: yes, is a concern and if not given attention may not get done. Can't do anything? Need to treat trees as landscape element.

Charles: Greenfield may not have ordinance, Northampton does. Margo: Amherst does. Charles: explains GF diameter tree requirement re replacement

George: good to consider ways to invigorate the ordinance we have now but also mindful of things already on books and make sure there is follow through.

Charles: happy new tree ordinance. John: yes happy variety of trees w/ guide for the city.

Mary Chicoine: when tree warden left, went to another DPW staff person, and did not make it on the website. Eric please follow up on.

George Qs: re canopy cover requirement: target it 40% - yes – Margo

Q. How do 3 zones match up w. text on planting more trees? Mary A: does not match up.

Q: pruning: who is doing? Risk? DPW? Volunteer? A: Mary: Volunteer does easy pruning and now new initiative to maintain for first several years. Liability insurance through the Connecticut River Conservatory. Try not to stand on later – don't use any power equipment – DPW does all power tool maintenance

Q: hazard re vandalism of smaller trees, is there a way to quickly prune the damaged areas away? A: Mary: before COVID would be noticed sooner, but now no formal system. If noticed, call DPW or let GTC know

Q: status of use of engineered soils in ordinance? A: Mary: not in ordinance? In master plan. Called structured soils – soil w/ stone mixed. Expensive – best for tree root growth

Q: Tree branches vs telephone wires issue – any discussion of dealing with this expensive transformation? A: Margo: in low impact level Mary: cost prohibited



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Q: Pet peeve: fad by home owners/landscaping cost re mulch volcanoes – have root layer expose – any way to educate re this? A: Mary: IDK, tells her neighborhood to not allow this please. Can have very bad results. John re mulch: trying to mulch new trees bc issue w/ weed whackers. DPW has complained re this but no idea how to train staff. Use mulch to keep away from trunk.

George done w/ questions.

MarkQ: full report? A: Mary: On website

Charles Q: what is next step for GTC? A: mary: thinking spring and new nursery. Want volunteers for Elm Terrace. Q: where is it posted. A: on website and FB page will have more publicity. Housing authority digs hole.

George Q: can we get jail inmates involved? A: Mary: great idea, long time relationship w/ jail, COVID may be issue, but will look into it.

Mary: thanks so much, goodbye.

George: request for take break 6:54 meet back up 7:05

7:05 Charles says hi. 7:06 all return.

Discussion Items:

a. Major Development Review (MDR) Ordinance/Regulations.

Charles: shares ordinance info re bylaw landscaping and parking areas and trees. Good thing to be mindful of re site plan review and new library site plan etc.

George: good for GTC to be aware of

Charles: MDR: looking at notes, concern re arcaic guidelines from 14 years ago. Greenfeld development permit guide on town website. George: can we all get this? Charles: explains what it has.

George: reference to marked up doc, it is current version yes? Charles: Yes. Discussion re changes B4 B5. Charles: oh no not zoning ordinance – can't find major development and review doc only. Charles: quest to find docs and led him to guide to permitting.

Mark: is in my binder – ask Eric to update binders

George: not in index or TOC?

Charles: should be online and easily accessible. Will talk to Eric about it.

Charles: thoughts re Al's presentation: helpful, points good re name changes, ask George for thoughts.



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George Thoughts: problem is/was not any clear proposal re normal process to analyze MDR. Was brought up in hurried process by non planning members and then decision making body did not deliberate details. Rudy – engineer- acknowledged would have taken longer/fleshed out/deliberated more. Seemed hurried unfortunate rushed event w/ ulterior motives and no planning integrity. Background on PB vote. Not good context for long term planning.

Charles: memories re phone calls. Bad atmosphere. It was no planning.

George: either turn clock back or say “we don’t think it should have been changed” and suggest a deliberative process re issues/input – would be mistake to go back to way it was. Should initiate info gathering and deliberation re now and then and implications and what would be sweet spot of how it should be. Not sure of process but this is his general idea

Charles: Q in his mind, what is the date to analyze re MDR permits before town history. Look at old projects, analyze Impact and see how the MDR regs perform on history. No new MDRs since ordinance changed.

George: guidelines would change

C: bar was lowered

G. Can’t think of anything.

G+ C discuss history of development brought before the GPB. Look at history of permits that have been pulled.

G: Eric gave us info re how many MDRs were done and denied etc. Not too many but when they come before us they are major. C. agrees

C: getting PB back into reviewing MDRs is really important.

G+C discuss how we get more MDRs pulled in – change in zoning ordinance? include other items. Not sure how it may become.

C. French king overlay reduced at same time.

G. different topic not on agenda

G: interested in hearing from other Board members.

Mark: clarifying question re deliberative process. Extent want deliberation w/ public etc.

G: important to do public educ and transparency. Envision as if change didn’t happen: look at issues of restriction and meeting of end goal objections. IDK about having additional values to discuss, but demonstrating that research has been done and more review and deliberate. Make a proposal and trigger a broader conversation. Tie back to C’s thought re looking at prior MDRs and analysis.



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Mark: zoning sites in town concern re limited opp for major develop opp in GF right now.

C: is way to revise MDR to revise and encourage more development. Make it less restrictive.

G requests example.

C: D level intersection may recategorize to level C if plant 200 trees.

Discussion follows re trade offs

G: think it will be helpful to look at MDR 20 years ago. Re Walgreens. Get updated info from Eric and other communities' comps.

G: wants grounding in our community and compare re others and then going through piece by piece and framing new proposal as if someone said MDR is not working

Mark: that sounds great, just wanted to see who's deliberation G referring to. Wants more local history/educ from Eric/Peggy. Fears- work with Al's comments as starting only. Supports G's thoughts and that it makes sense.

G: no Public hearing when AL made recommendation – important w/ community history was clear not what triggered conservation conversation.

Discussion re Al coming to PB – C, G, and M. Charles: advise to Mark, put Al's notes aside and focus on our own research/thoughts. G agrees it is continuation of that process. G. wants to bring it back to the agenda independent of Al.

G: Charles is good about bringing in ppl to speak even w/o public hearing.

C: next steps: get info of history and comps MDR from Eric. Could each take a town and research and report back.

Amy: what would Linda smith say? Wants to hear her input

G and C: interesting

G: can always invite speakers to lecture us.

C: continue discussion to next meeting w/ info w/ Eric.

G: know about another board member? Nathaniel Hussy?

Amy: yes, gave presentation before,

C: not sure of status of app

G: can you find out?

C: yes



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Mark: will email mayor to check on official elevation to full member?

Adjournment:

MOTION: **Moved by Touloumtzis, seconded by Maloni, and voted 3:0:0 to adjourn the Planning Board meeting at 7:45 p.m.**

Respectfully Submitted,

Emily Eash, Clerk
Greenfield Planning Board